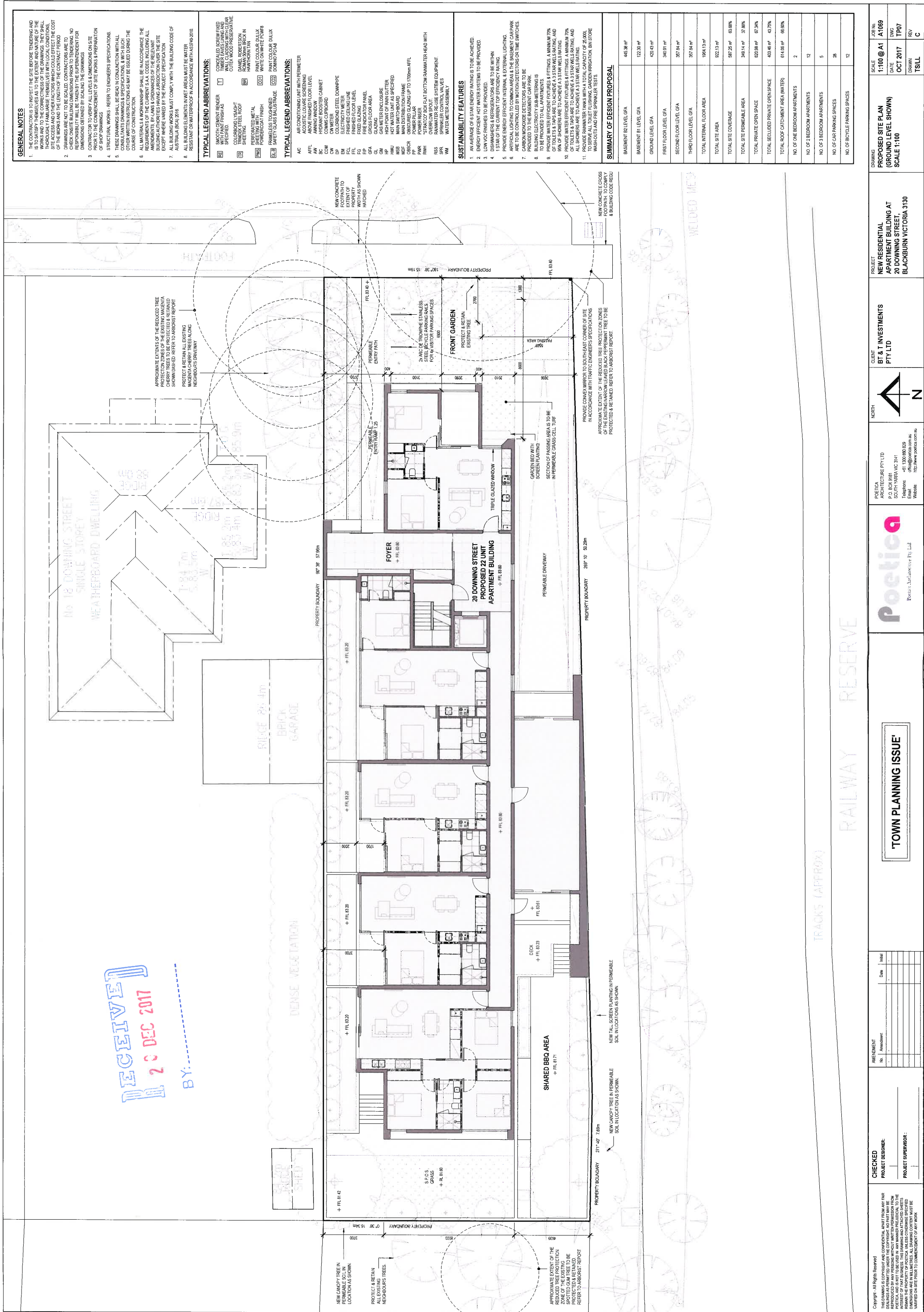






[illegible]





1. THE CONTRACTOR IS TO INSPECT THE SITE BEFORE TENDERING AND IS TO SATISFY THEMSELVES AS TO THE EXTENT AND NATURE OF THE WORKS TO BE UNDERTAKEN AND THE NECESSITY OF THE DRAWINGS. THEY SHALL THOROUGHLY FAMILIARISE THEMSELVES WITH THE DRAWINGS AND THEY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. THEY SHALL BE RESPONSIBLE FOR THE ACCESS AND OTHER FACTORS WHICH COULD EFFECT THE COST OF THE WORKS AND THE LENGTH OF THE CONTRACT PERIOD
2. DRAWINGS ARE NOT TO BE LOANED. CONTRACTORS ARE TO BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWINGS. ANY LOST OR DAMAGED DRAWINGS WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE. RESPONSIBILITY WILL BE TAKEN BY THE SUPERINTENDENT FOR THE DIMENSIONS OBTAINED BY SCAVENING THE DRAWINGS
3. CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SITE WORKS & PREPARATION OF THE FOUNDATION
4. STRUCTURAL WORKS. REFER TO ENGINEERS SPECIFICATIONS
5. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS DRAWINGS, SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION
6. THE WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS, AMENDMENTS, BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES HAVING JURISDICTION OVER THE SITE
7. SCAFFOLD SHALL BE ERECTED BY THE PROJECT SPECIFICATION
8. THE CONTRACTOR SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2011
9. ALL BUILDING ELEMENTS IN NETT JOISTS MUST BE WELDED
10. REINBARS NOT OR WATERPROOFING MUST BE AS PER AS2010

**RE** SMOOTH CEMENT RENDER WITH PAINT FINISH AS SPECIFIED.

**T** CONCEALED SCREW FIXED TIMBER EAVES LINING AND WALL CLADDING WITH CLEAR CUTKUT WOOD PRESERVATIVE.

AW AWNING WINDOW  
AFFL ABOVE FINISHED FLOOR LEVEL  
AAC AIR CONDITIONING UNIT WITH PERIMETER ACOUSTIC LOUVRE SCREENING

[illegible]

AN EFFICIENCY OF 4 STAR ENERGY RATING IS TO BE ACHIEVED.

ENERGY EFFICIENT HOT WATER SYSTEMS TO BE PROVIDED.

LOW VOLT FINISHES TO BE PROVIDED.

DISHWASHERS AND REFRIGERATORS ARE TO BE WITHIN STANDARD ENERGY EFFICIENT RATING.

PROVIDE ENERGY EFFICIENT INTERNAL & EXTERNAL LIGHTING.

PROVIDE LIGHTING TO COMMON AREAS & THE BASEMENT CAR PARK TO BE ENERGY EFFICIENT. PROVIDE LIGHT FIXTURES OR TIME SWITCHES TO BE PROVIDED TO THE BASEMENT CAR PARK.

PROVIDE TO THE BASEMENT CAR PARK SUB METERS TO BE PROVIDED TO ALL APARTMENTS.

PROVIDE WATER EFFICIENT FIXTURES & FITTINGS A MINIMUM 70% OF TOILETS & TAPS ARE TO ACHIEVE A 3 STAR WELS RATING, AND 50% OF SHOWERS ARE TO ACHIEVE A 3 STAR WELS RATING.

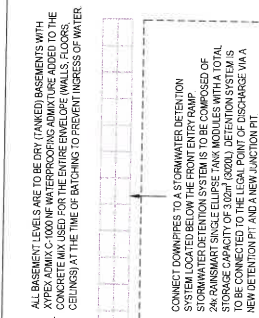
PROVIDE WATER EFFICIENT FIXTURES & FITTINGS A MINIMUM 70% OF TOILETS & TAPS ARE TO ACHIEVE A 3 STAR WELS RATING, AND ALL SHOWERS ARE TO ACHIEVE A 3 STAR WELS RATING.

PROVIDE TO ALL TOILET FLUSHING, GARDEN IRRIGATION, & WASH-OUTS AND FLEET SPRINKLER. CAPACITY OF 25,000 LITERS TO BE PROVIDED.

|                                   |                              |
|-----------------------------------|------------------------------|
| BASEMENT B2 LEVEL GFA             | 445.38 m <sup>2</sup>        |
| BASEMENT B1 LEVEL GFA             | 122.29 m <sup>2</sup>        |
| GROUND LEVEL GFA                  | 426.15 m <sup>2</sup>        |
| FIRST FLOOR LEVEL GFA             | 346.81 m <sup>2</sup>        |
| SECOND FLOOR LEVEL GFA            | 357.54 m <sup>2</sup>        |
| THIRD FLOOR LEVEL GFA             | 357.54 m <sup>2</sup>        |
| TOTAL INTERNAL FLOOR AREA         | 1864.13 m <sup>2</sup>       |
| TOTAL SITE AREA                   | 922.22 m <sup>2</sup>        |
| TOTAL SITE COVERAGE               | 597.25 m <sup>2</sup> 63.88% |
| TOTAL SITE PERMEABLE AREA         | 345.14 m <sup>2</sup> 37.46% |
| TOTAL PRIVATE OPEN SPACE          | 602.89 m <sup>2</sup> 67.34% |
| TOTAL SECLUDED PRIVATE OPEN SPACE | 403.86 m <sup>2</sup> 43.72% |
| TOTAL ROOF CATCHMENT AREA (WATER) | 614.08 m <sup>2</sup> 66.60% |
| NO. OF ONE BEDROOM APARTMENTS     | 12                           |
| NO. OF 2 BEDROOM APARTMENTS       | 2                            |
| NO. OF 3 BEDROOM APARTMENTS       | 5                            |
| NO. OF CAR PARKING SPACES         | 28                           |
| NO. OF BICYCLE PARKING SPACES     | 12                           |



SCALE 1:100



SCALE 1:100

THIS DRAWING IS COPYRIGHT AND CONFIDENTIAL, PART FROM ANY FURTHER REPRODUCTION OR USE WITHOUT THE WRITTEN PERMISSION OF THE DRAWING ENGINEER. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE DRAWING ENGINEER IS STRICTLY PROHIBITED. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE DRAWING ENGINEER IS STRICTLY PROHIBITED. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE DRAWING ENGINEER IS STRICTLY PROHIBITED.

[illegible]

**Poetic**  
Poetic Architecture Pvt Ltd

POETICA  
ARCHITECTURE PTY LTD  
P O BOX 9181  
SOUTH YARRA VIC 3141  
Telephone +61 3 960 860 829  
Email [office@poetica.com.au](mailto:office@poetica.com.au)

CLIENT  
BT & T INV  
PTY LTD

PROJECT  
NEW RESIDENTIAL  
APARTMENT BUILDING AT  
20 DOWNING STREET,  
BLACKBURN VICTORIA 3130

|                                                 |  |            |        |
|-------------------------------------------------|--|------------|--------|
| DRAWING                                         |  | SCALE      | JOB No |
| PROPOSED BASEMENT LEVEL<br>& GROUND FLOOR PLANS |  | 1:100 @ A1 | A10699 |
|                                                 |  | DATE       | DWG    |
|                                                 |  | OCT 2017   | TP10   |
|                                                 |  | DRAWN      | REV    |
|                                                 |  | TS/LL      | C      |

[illegible]

|            |                                                     |            |                                                                                         |
|------------|-----------------------------------------------------|------------|-----------------------------------------------------------------------------------------|
| <b>BE</b>  | SMOOTH CHAMFIT RENDER WITH PAINT FINISHES SPECIFIED | <b>T</b>   | CONCEALED SREW FIXED WALL LEAVES LINING AND WATER TIGHT JOINTS CUTLEK WOOD PRESERVATIVE |
| <b>TE</b>  | CG GROND 10% SIGHT TOLUOLITE FLEET ROOF SHEETING    | <b>SB</b>  | DANIEL ROBERTSON WITH BRICK IN HAWTHORN TAN                                             |
| <b>PMS</b> | PERFORATED METAL SHEETING WITH POWDERCOAT FINISH    | <b>CO1</b> | PAINT COLOUR DULUX WHITE ON WHITE POWDER                                                |
| <b>SLB</b> | FRAMELESS TOUGHENED SAFETY GLASS BALUSTRADE         | <b>CO2</b> | PAINT COLOUR DULUX DOMINO COLOUR                                                        |

|     |                                                |
|-----|------------------------------------------------|
| AC  | AIR CONDITIONING UNIT WITH REFRIGERANT         |
| AL  | ALUMINUM                                       |
| AS  | ACQUATIC LOWLINE SCREENING                     |
| BF  | BURNING FLOOR LEVEL                            |
| BN  | BURNING UNIT                                   |
| CH  | HYDRANT BOOSTER CABINET                        |
| CM  | COMMS CUPBOARD                                 |
| CP  | COPPER                                         |
| CS  | CORROSION RESISTANT STEEL DOWNPIPE             |
| EM  | ELECTRICITY METER                              |
| FL  | FINISHED DEILING LINE                          |
| F2  | FLUOROPOLYMER                                  |
| F3  | FIRE INDICATOR PANEL                           |
| FR  | FRESH GLAZING                                  |
| GA  | GLAZING FLOOR AREA                             |
| GL  | GAS METER ENCLOSURE                            |
| GM  | HIGH POINT OF RAIN GUTTER                      |
| GR  | GRASS                                          |
| HA  | HANDRAILS SPECIFIED                            |
| MSB | MAIN SWITCHBOARD                               |
| MDP | MAN DISTRIBUTION FRAME                         |
| MP  | METAL PLATE                                    |
| MS  | MECHANICAL SYSTEMS RANGING UP TO 100mm AFSL    |
| PR  | POWER PLAYS                                    |
| PS  | PRESSURE RISER                                 |
| PWR | STEEL COX BOX LIFT BOTTOM DRAINWATER HEAD WITH |
| SSS | RAINWATER REUSE SYSTEM EQUIPMENT               |
| SPR | SPRINKLER CONTROL VALVES                       |

1. AN AVERAGE OF \$5 STAR ENERGY RATINGS IS TO BE ACHIEVED
2. ENERGY EFFICIENT HOT WATER SYSTEMS IS TO BE PROVIDED
3. LOW FLOW FINISHES TO BE PROVIDED
4. DISHWASHERS & REFRIGERATORS ARE TO BE WITHIN 15' OF THE CURRENT TOP EFFICIENCY RATING.
5. PROVIDE ENERGY EFFICIENT INTERNAL LIGHTING.
6. LIGHTING TO COMMON AREAS & THE BASEMENT CARPARK ARE TO BE CONTROLLED BY TIME SWITCHES.
7. CARBON MONOXIDE DETECTORS ARE TO BE PROVIDED TO THE BASEMENT CARPARK
8. BUILDING ELECTRICITY SUB-METERING IS TO BE PROVIDED TO ALL APARTMENTS
9. PROVIDE 10% MINIMUM PATTERNS & FITTINGS - A MINIMUM 70% OF TOILETS & TAPS ARE TO ACHIEVE A 3 STAR WELS RATING AND 50% OF SHOWERS ARE TO ACHIEVE A 3 STAR WELS RATING.
10. PROVIDE WATER EFFICIENT TAPWARE & FITTINGS - A MINIMUM 70% OF TOILETS & TAPS ARE TO ACHIEVE A 3 STAR WELS RATING, AND 50% OF SHOWERS ARE TO ACHIEVE A 3 STAR WELS RATING
11. PROVIDE BATHING FACILITIES TO ACHIEVE A 3 STAR WELS RATING TO SERVE ALL "TOILET FLUSHING, GARDEN IRRIGATION, LAUNDRY, WASH-OUTS AND FIRE SPRINKLER" TESTS

|                                   |                              |
|-----------------------------------|------------------------------|
| BASMENT BELIEV GFA                | 445.38 m <sup>2</sup>        |
| BASMENT S1 LEVEL GFA              | 122.20 m <sup>2</sup>        |
| GROUND LEVEL GFA                  | 420.43 m <sup>2</sup>        |
| FIRST FLOOR LEVEL GFA             | 340.07 m <sup>2</sup>        |
| SECOND FLOOR LEVEL GFA            | 357.84 m <sup>2</sup>        |
| THIRD FLOOR LEVEL GFA             | 357.94 m <sup>2</sup>        |
| TOTAL INTERNAL FLOOR AREA         | 1984.13 m <sup>2</sup>       |
| TOTAL SITE AREA                   | 922.13 m <sup>2</sup>        |
| TOTAL SITE COVERAGE               | 92.25 m <sup>2</sup> 63.86%  |
| TOTAL SITE PERMEABLE AREA         | 348.14 m <sup>2</sup> 37.86% |
| TOTAL PRIVATE OPEN SPACE          | 620.98 m <sup>2</sup> 67.94% |
| TOTAL SECURED PRIVATE OPEN SPACE  | 403.46 m <sup>2</sup> 43.75% |
| TOTAL ROOF CATCHMENT AREA (WATER) | 814.05 m <sup>2</sup> 86.80% |
| NO. OF ONE BEDROOM APARTMENTS     | 2                            |
| NO. OF TWO BEDROOM APARTMENTS     | 12                           |
| NO. OF THREE BEDROOM APARTMENTS   | 5                            |
| NO. OF CAR PARKING SPACES         | 28                           |
| NO. OF BICYCLE PARKING SPACES     | 12                           |

THIS DRAWING IS COPYRIGHT AND CONFIDENTIAL APART FROM ANY FAIR DEALINGS AS PERMITTED UNDER THE COPYRIGHT. NO PART MAY BE REPRODUCED BY ANY PERSONS WITHOUT WRITTEN PERMISSION FROM POETICA, AND IS NOT TO BE USED IN ANY MANNER PREJUDICIAL TO THE INTEREST OF THAT BUSINESS. THIS DRAWING AND ATTACHED SHEETS REMAIN THE PROPERTY OF POETICA, UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE IN MILLIMETRES. ALL DRAWING CONTENT MUST BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

---

—

\_\_\_\_\_

100

Copyright © 2003 by John Wiley & Sons, Inc.

PTY LTD

1

TS/LL  
C

1. THE CONTRACTOR TO INSPECT THE SITE BEFORE UNDERTAKING ANY WORKS AND IS TO SATISFY HIMSELF AS TO THE EXTENT AND NATURE OF SUCH WORKS AND TO THE CORRECTNESS OF THE DRAWINGS. HE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE SITE ACCESS AND OTHER FACTORS WHICH MAY AFFECT THE COST OF THE WORKS AND THE LENGTH OF THE CONTRACT PERIOD.
2. DRAWINGS ARE NOT TO BE SIGNED BY CONTRACTORS ARE TO BE SIGNED BY ARCHITECTS OR ENGINEERS. THE CONTRACTOR'S RESPONSIBILITY WILL BE TAKEN INTO ACCOUNT PRIOR TO TENDERING NO DIMENSIONS OBTAINED BY SCALING THE DRAWINGS.
3. CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS ON SITE OF SHIP TRANSMITTANCE OF SITE WORKS & PREPARATION OF SHIP TRANSMITTANCE.
4. STRUCTURAL WORKS - REFERS TO ENGINEERS SPECIFICATIONS
5. THESE DRAWINGS SHALL BE READ IN ACCORDANCE WITH ALL OTHER WRITTEN DRAWINGS & SPECIFICATIONS, & WITH ALL CONSULTANT'S DRAWINGS & SPECIFICATIONS, & WITH ALL REQUIREMENTS OF THE CURRENT BUILDING CODE OF AUSTRALIA (BCA) 2016.
6. AMENDMENTS BY LAWS & ORDINANCES OF THE RELEVANT AUTHORITY SHALL TAKE PRECEDENCE OVER THE ALL EXCEPT WHERE VARIATIONS HAVE BEEN SPECIFICALLY SPECIFICATION.
7. ALL BUILDING WORKS MUST COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2016
8. ALL BUILDING ELEMENTS IN WET AREAS MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3940-2010.

|     |                                                     |     |                                                                                        |
|-----|-----------------------------------------------------|-----|----------------------------------------------------------------------------------------|
| RE  | SMOOTH CEMENT RENDER WITH PAINT FINISH AS SPECIFIED | 1   | CONCEALED SCREW FIXED TIMBER BATES LINING AND 12MM THICK CLEAR CATEL WOOD PRESERVATIVE |
| TR  | COLORBOND LYSAGHT COLORBOND STEEL ROOF SHEETING     | BS  | DAMEL ROBERTSON 12MM CORRUG IN HAWTHORN TAN                                            |
| MS  | PERFORATED METAL ROOFING WITH POWDERCOAT FINISH     | CO1 | PAINT COLOUR DULUX WHITE ON WHITE POWDER                                               |
| FLR | FRAMELESS TOUNGHEED SAFETY GLASS BALLUSTRADE        | CO2 | PAINT COLOUR DULUX DOWING FG148                                                        |

[illegible][illegible]

|                            |                              |
|----------------------------|------------------------------|
| EMENT 12 LEVEL GFA         | 445.38 m <sup>2</sup>        |
| EMENT 81 LEVEL GFA         | 122.30 m <sup>2</sup>        |
| OND LEVEL GFA              | 420.43 m <sup>2</sup>        |
| 1 FLOOR LEVEL GFA          | 340.91 m <sup>2</sup>        |
| 2 FLOOR LEVEL GFA          | 307.84 m <sup>2</sup>        |
| 3 FLOOR LEVEL GFA          | 357.84 m <sup>2</sup>        |
| 4 FLOOR LEVEL GFA          | 1954.13 m <sup>2</sup>       |
| INTERNAL FLOOR AREA        | 922.13 m <sup>2</sup>        |
| 1 SITE AREA                | 907.25 m <sup>2</sup> 53.68% |
| 2 SITE COVERAGE            | 346.14 m <sup>2</sup> 37.86% |
| 1 SITE PERMEABLE AREA      | 620.96 m <sup>2</sup> 67.34% |
| PRIVATE OPEN SPACE         | 403.46 m <sup>2</sup> 43.75% |
| SECURED PRIVATE OPEN SPACE | 614.06 m <sup>2</sup> 66.62% |
| ROOF CATCHMENT AREA WATER  |                              |
| ONE BEDROOM APARTMENTS     | 2                            |
| 2 BEDROOM APARTMENTS       | 12                           |
| 3 BEDROOM APARTMENTS       | 5                            |
| CAR PARKING SPACES         | 28                           |
| BICYCLE PARKING SPACES     | 12                           |

BY: \_\_\_\_\_

[illegible]

## 'TOWN PLANNING ISSUE'

coetic

**POETICA**  
ARCHITECTURE PTY LTD  
P O BOX 9181  
SOUTH YARRA VIC 3141  
Telephone: +61 1300 880 829  
Email: [office@poetica.com.au](mailto:office@poetica.com.au)  
Website: [www.poetica.com.au](http://www.poetica.com.au)

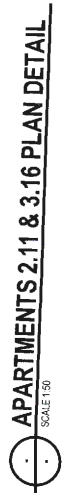
CLIENT  
BT & T INVESTMENTS  
PTY LTD

**PROJECT**  
**NEW RESIDENTIAL**  
**APARTMENT BUILDING AT**  
**20 DOWNING STREET,**  
**BLACKBURN VICTORIA 3130**

PROPOSED THIRD LEVEL  
DOOR PLAN & ROOF PLAN

|         |       |
|---------|-------|
| JOB No. | A1069 |
| DWG     | TP12  |
| REV     | B     |





RECEIVED  
20 DEC 2017  
BY: \_\_\_\_\_

|                                   |                              |
|-----------------------------------|------------------------------|
| BASEMENT B2 LEVEL, GFA            | 445.38 m <sup>2</sup>        |
| BASEMENT B1 LEVEL, GFA            | 122.30 m <sup>2</sup>        |
| GROUND LEVEL, GFA                 | 420.43 m <sup>2</sup>        |
| FIRST FLOOR LEVEL, GFA            | 340.81 m <sup>2</sup>        |
| SECOND FLOOR LEVEL, GFA           | 357.84 m <sup>2</sup>        |
| THIRD FLOOR LEVEL, GFA            | 357.84 m <sup>2</sup>        |
| TOTAL INTERNAL FLOOR AREA         | 1984.13 m <sup>2</sup>       |
| TOTAL SITE AREA                   | 522.13 m <sup>2</sup>        |
| TOTAL SITE COVERAGE               | 537.25 m <sup>2</sup> 63.86% |
| TOTAL SITE PERMEABLE AREA         | 346.14 m <sup>2</sup> 37.86% |
| TOTAL PRIVATE OPEN SPACE          | 620.88 m <sup>2</sup> 67.34% |
| TOTAL SECURED PRIVATE OPEN SPACE  | 403.98 m <sup>2</sup> 43.73% |
| TOTAL ROOF CATCHMENT AREA (WATER) | 614.08 m <sup>2</sup> 66.80% |
| NO. OF BEDROOM APARTMENTS         | 2                            |
| NO. OF 2-BEDROOM APARTMENTS       | 12                           |
| NO. OF 3-BEDROOM APARTMENTS       | 5                            |
| NO. OF CAR PARKING SPACES         | 28                           |
| NO. OF BICYCLE PARKING SPACES     | 12                           |

## 'TOWN PLANNING ISSUE'

**Poetic**  
Poetic Architecture Pty Ltd

POETICA  
ARCHITECTURE PTY LTD  
P.O. BOX 9181  
SOUTH YARRA VIC 3141  
Telephone +61 1300 860 529  
Email office@poetica.com.au  
Website <http://www.poetica.com.au>

|                               |                                                                                           |
|-------------------------------|-------------------------------------------------------------------------------------------|
| CLIENT                        | PROJECT                                                                                   |
| BT & T INVESTMENTS<br>PTY LTD | NEW RESIDENTIAL<br>APARTMENT BUILDING AT<br>20 DOWNING STREET,<br>BLACKBURN VICTORIA 3130 |

DRAWING  
PROPOSED FLOOR PLAN  
ANALYSIS (SHEET 2 OF 3)

|         |       |     |      |     |   |
|---------|-------|-----|------|-----|---|
| JOB No. | A1069 | DWG | TP14 | REV | B |
|---------|-------|-----|------|-----|---|

1. THE CONTRACTOR IS TO INSPECT THE SITE BEFORE TENDERING AND IS TO SATISFY THEMSELVES AS TO THE EXTENT AND NATURE OF THE WORK REQUIRED TO CORRECTNESS OF THE DRAWINGS. THEY SHALL THEREAFTER, FURNISH TO THE ARCHITECT, IN WRITING, WITHIN THE TIME SPECIFIED, A COMPLETE LIST OF THE DRAWINGS WHICH COULD EFFECT THE COST OF THE WORKS AND THE LENGTH OF THE CONTRACT PERIOD.
2. DRAWINGS ARE NOT TO BE SCALED. CONTRACTORS ARE TO BE RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS AND FOR THE CORRECTNESS OF THE SCALE OF THE DRAWINGS. NO DIMENSIONS OBTAINED BY TALKING TO THE SUPERINTENDENT FOR DIMENSIONS WILL BE TAKEN BY THE DRAWINGS.
3. CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SITE WORKS & PREPARATION OF SHOP DRAWINGS.
4. STRUCTURAL WORKS - REFER TO ENGINEERS SPECIFICATIONS
5. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANT'S DRAWINGS & SPECIFICATIONS, & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION.
6. MATERIALS & WORKSMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS OF THE AUSTRALIAN STANDARDS.
7. BUILDING AUTHORITIES HAVE JURISDICTION OVER THE SITE EXCEPT WHEREAFTER CAUSED BY THE PROJECT. SPECIFICATION AUSTRALIA, B104, B105
8. ALL BUILDING ELEMENTS IN WET AREAS MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3440:2010

|                                                      |                                                                                                  |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| SMOOTH CEMENT RENDER WITH PAINT FINISH AS SPECIFIED. | CONCEALED SCREW FIXED TIMBER EAVES LINING AND LINER CLADDING WITH CLEAR OILED WOOD PRESERVATIVE. |
| PERFORATED METAL SHEETING WITH POWDERCOAT FINISH.    | DANIEL ROBERTSON ROMAN 50mm BRICK IN HAMPTON TAN                                                 |
| FRAMELESS TONGUED AND GROUED GLASS AS SUPPLIED.      | PAINTE COLOUR: DULUX WHITE ON WHITE POWDER                                                       |

|      |                                     |
|------|-------------------------------------|
| A/C  | AIR CONDITIONING UNIT WITH PERMETER |
| AFFL | ACOUSTIC LOUVER SCREENS             |
| AW   | ABOVE FINISHED FLOOR LEVEL          |
| BC   | AWNING WINDOW                       |
| BM   | HYDRANT BOOSTER CABINET             |
| COM  | COMMONS CUPBOARD                    |
| CW   | CW METER                            |
| DP   | COLORBOND STEEL DOWNPIPE            |
| EM   | ELECTRICITY METER                   |
| FCL  | FINISHED CEILING LINE               |
| FFL  | FINISHED FLOOR LEVEL                |

AN AVERAGE OF 3 STAR ENERGY RATINGS IS TO BE ACHIEVED.

ENERGY EFFICIENT HOT WATER SYSTEMS ARE TO BE PROVIDED.

LOW VOC FINISHES TO BE PROVIDED.

DISHWASHERS & REFRIGERATORS ARE TO BE WITHIN 1 STAR OF THE CURRENT TOP EFFICIENCY RATING.

PROVIDE ENERGY EFFICIENT INTERNAL LIGHTING.

PROVIDE LIGHTING TO COMMON AREAS & THE BASEMENT CAR PARK.

PROVIDE ENERGY EFFICIENT SWITCHES OR TIME SWITCHES.

CARBON MONOXIDE DETECTORS ARE TO BE PROVIDED TO THE BASEMENT CAR PARK.

BUILDING ELECTRICITY SUB-METERING IS TO BE PROVIDED TO ALL APARTMENTS.

PROVIDE WATER EFFICIENT FIXTURES & FITTINGS, A MINIMUM 70% OF SHOWERS ARE TO ACHIEVE 3 STAR WELS RATING.

PROVIDE WATER EFFICIENT FIXTURES & FITTINGS, A MINIMUM 70% OF TOILETS & TAPS ARE TO ACHIEVE 3 STAR WELS RATING.

ALL SHOWERS ARE TO ACHIEVE 3 STAR WELS RATING.

PROVIDE 25 LITRE PER MINUTE WATER FLOW CAPACITY OF 25,000 LITRES PER HOUR.

WASH-OUTS AND TOILET FLUSHING, GASES.

|                                   |                              |
|-----------------------------------|------------------------------|
| BASEMENT 32 LEVEL GFA             | 445.36 m <sup>2</sup>        |
| BASEMENT 31 LEVEL GFA             | 122.30 m <sup>2</sup>        |
| GROUND LEVEL GFA                  | 420.43 m <sup>2</sup>        |
| FIRST FLOOR LEVEL GFA             | 340.91 m <sup>2</sup>        |
| SECOND FLOOR LEVEL GFA            | 357.84 m <sup>2</sup>        |
| THIRD FLOOR LEVEL GFA             | 357.84 m <sup>2</sup>        |
| TOTAL INTERNAL FLOOR AREA         | 1884.13 m <sup>2</sup>       |
| TOTAL SITE AREA                   | 922.13 m <sup>2</sup>        |
| TOTAL SITE COVERAGE               | 597.25 m <sup>2</sup> 64.88% |
| TOTAL SITE PERMEABLE AREA         | 340.14 m <sup>2</sup> 37.96% |
| TOTAL PRIVATE OPEN SPACE          | 620.88 m <sup>2</sup> 67.34% |
| TOTAL SECLUDED PRIVATE OPEN SPACE | 403.46 m <sup>2</sup> 43.75% |
| TOTAL ROOF CATCHMENT AREA (WATER) | 61.00 m <sup>2</sup> 66.80%  |
| NO. OF ONE BEDROOM APARTMENTS     | 2                            |
| NO. OF TWO BEDROOM APARTMENTS     | 6                            |
| NO. OF THREE BEDROOM APARTMENTS   | 15                           |
| NO. OF CAR PARKING SPACES         | 28                           |
| NO. OF BICYCLE PARKING SPACES     | 12                           |



SCALE 150

APARTMENTS 2.10 & 3.15 PLAN DETAIL  
SCALE 1:50

SCALE 1:50

[illegible]

GENERAL NOTES

1. THE CONTRACTOR IS TO INSPECT THE SITE BEFORE TENDERING AND IS TO SATISFY THEMSELVES AS TO THE EXTENT AND NATURE OF THE WORKS TO BE UNDERTAKEN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
2. DRAWINGS ARE NOT TO BE SCALED. CONTRACTORS ARE TO OBTAIN DIMENSIONS FROM THE DRAWINGS. DIMENSIONS OBTAINED BY SCALED DRAWINGS ARE TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SITE WORKS & PREPARATION OF FOUNDATIONS.
4. STRUCTURAL WORKS - REFER TO ENGINEER'S SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
6. ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
7. ALL BUILDING WORKS MUST COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2016.
8. ALL BUILDING ELEMENTS IN WET AREAS MUST BE WATER RESISTANT ON WATERPROOF IN ACCORDANCE WITH AS1620:2010.

TYPICAL LEGEND ABBREVIATIONS:

- RE CONCEALED SCREW FIXED WOODEN ROOF FINISH AS SPECIFIED  
TE COLOURMATCH YSAGHT TRIMMER STEEL ROOF SHEETING  
RBS REINFORCED METAL POWDERCOAT FINISH  
SLB FRAMELESS TOUGHENED SAFETY GLASS BALUSTRADE  
TYPICAL LEGEND ABBREVIATIONS:
- AC AIR CONDITIONING UNIT WITH PERMITTER  
AFL AIR FLOW  
AW ANNING WINDOW  
BC HYDRANT BOOSTER CABINET  
CAW CABLE WIRE  
CW CABLE WIRE  
DP COLORED STEEL DOWNPIPE  
EM ELECTRICITY METER  
FRL FINISHED FLOOR LEVEL  
FG FIXED GLAZING  
GIP GIP  
GLA GLAZING  
GM GAS METER ENCLOSURE  
HWP HIGH POINT OF RAIN GUTTER  
HWP HIGH POINT OF RAIN GUTTER  
MSB MAIN SWITCHBOARD  
MDF MAIN DISTRIBUTION FRAME  
P6 POWER PILLAR  
PWR POWER RISER  
RSS STRATCO BOX FLAT BOTTOM RAINWATER HEAD WITH SPRINKLER  
SRR SPRINKLER CONTROL VALVES  
WM WATER METER ASSEMBLY

TYPICAL LEGEND ABBREVIATIONS:

- RE CONCEALED SCREW FIXED WOODEN ROOF FINISH AS SPECIFIED  
TE COLOURMATCH YSAGHT TRIMMER STEEL ROOF SHEETING  
RBS REINFORCED METAL POWDERCOAT FINISH  
SLB FRAMELESS TOUGHENED SAFETY GLASS BALUSTRADE  
TYPICAL LEGEND ABBREVIATIONS:
- AC AIR CONDITIONING UNIT WITH PERMITTER  
AFL AIR FLOW  
AW ANNING WINDOW  
BC HYDRANT BOOSTER CABINET  
CAW CABLE WIRE  
CW CABLE WIRE  
DP COLORED STEEL DOWNPIPE  
EM ELECTRICITY METER  
FRL FINISHED FLOOR LEVEL  
FG FIXED GLAZING  
GIP GIP  
GLA GLAZING  
GM GAS METER ENCLOSURE  
HWP HIGH POINT OF RAIN GUTTER  
HWP HIGH POINT OF RAIN GUTTER  
MSB MAIN SWITCHBOARD  
MDF MAIN DISTRIBUTION FRAME  
P6 POWER PILLAR  
PWR POWER RISER  
RSS STRATCO BOX FLAT BOTTOM RAINWATER HEAD WITH SPRINKLER  
SRR SPRINKLER CONTROL VALVES  
WM WATER METER ASSEMBLY

SUSTAINABILITY FEATURES

1. AN AVERAGE OF 6 STAR ENERGY RATINGS IS TO BE ACHIEVED.
2. ENERGY EFFICIENT HOT WATER SYSTEMS TO BE PROVIDED.
3. LOW VOC FINISHES TO BE PROVIDED.
4. DISHWASHERS & REFRIGERATORS ARE TO BE WITH ENERGY EFFICIENT PERFORMANCES.
5. PROVIDE EFFICIENT LIGHTING SYSTEMS.
6. ARTIFICIAL LIGHTING TO COMMON AREAS & THE BASEMENT CAR PARK ARE TO BE CONTROLLED BY MOTION DETECTORS OR TIME SWITCHES.
7. CARBON MONOXIDE DETECTORS ARE TO BE PROVIDED TO THE BASEMENT CAR PARK.
8. BUILDING ELECTRICITY SUBMETERING IS TO BE PROVIDED.
9. PROVIDE WATER EFFICIENT FIXTURES & FITTINGS A MINIMUM 70% OF TOILETS & TAPS ARE TO ACHIEVE A 3 STAR WELS RATING.
10. PROVIDE WATER EFFICIENT FIXTURES & FITTINGS A MINIMUM 70% OF SHOWERS ARE TO ACHIEVE A 3 STAR WELS RATING.
11. PROVIDE RAINWATER TANKS WITH A TOTAL CAPACITY OF 25,000L TO SERVE ALL TOILET FLUSHING, GARDEN IRRIGATION, BIN STORE WASH-OUTS AND FIRE SPRINKLER TESTS.

SUMMARY OF DESIGN PROPOSAL

|                                   |                              |
|-----------------------------------|------------------------------|
| BASEMENT B1 LEVEL GFA             | 445.30 m <sup>2</sup>        |
| BASEMENT B1 LEVEL GFA             | 122.30 m <sup>2</sup>        |
| GROUND LEVEL GFA                  | 420.43 m <sup>2</sup>        |
| FIRST FLOOR LEVEL GFA             | 340.91 m <sup>2</sup>        |
| SECOND FLOOR LEVEL GFA            | 307.84 m <sup>2</sup>        |
| THIRD FLOOR LEVEL GFA             | 307.84 m <sup>2</sup>        |
| TOTAL INTERNAL FLOOR AREA         | 1984.13 m <sup>2</sup>       |
| TOTAL SITE AREA                   | 622.13 m <sup>2</sup>        |
| TOTAL SITE COVERAGE               | 587.25 m <sup>2</sup> 94.38% |
| TOTAL SITE PERMEABLE AREA         | 348.14 m <sup>2</sup> 56.00% |
| TOTAL PRIVATE OPEN SPACE          | 620.88 m <sup>2</sup> 99.78% |
| TOTAL SECLUDED PRIVATE OPEN SPACE | 403.46 m <sup>2</sup> 64.83% |
| TOTAL ROOF CATCHMENT AREA (WATER) | 614.06 m <sup>2</sup> 98.69% |
| NO OF ONE BEDROOM APARTMENTS      | 2                            |
| NO OF 2 BEDROOM APARTMENTS        | 12                           |
| NO OF 3 BEDROOM APARTMENTS        | 5                            |
| NO OF CAR PARKING SPACES          | 28                           |
| NO OF BICYCLE PARKING SPACES      | 12                           |

|         |                                    |       |            |         |          |
|---------|------------------------------------|-------|------------|---------|----------|
| DRAWING | PROPOSED ELEVATIONS (SHEET 1 OF 3) | SCALE | 1:100 @ A1 | JOB No. | A1069    |
| DATE    | OCT 2017                           | DATE  | OCT 2017   | DATE    | OCT 2017 |
| DRAWN   | TS/LL                              | DRAWN | TS/LL      | DRAWN   | TS/LL    |
| REV     | C                                  | REV   | C          | REV     | C        |

|        |                            |         |                                                                                  |
|--------|----------------------------|---------|----------------------------------------------------------------------------------|
| CLIENT | BT & T INVESTMENTS PTY LTD | PROJECT | NEW RESIDENTIAL APARTMENT BUILDING AT 20 DOWNING STREET, BLACKBURN VICTORIA 3130 |
|--------|----------------------------|---------|----------------------------------------------------------------------------------|



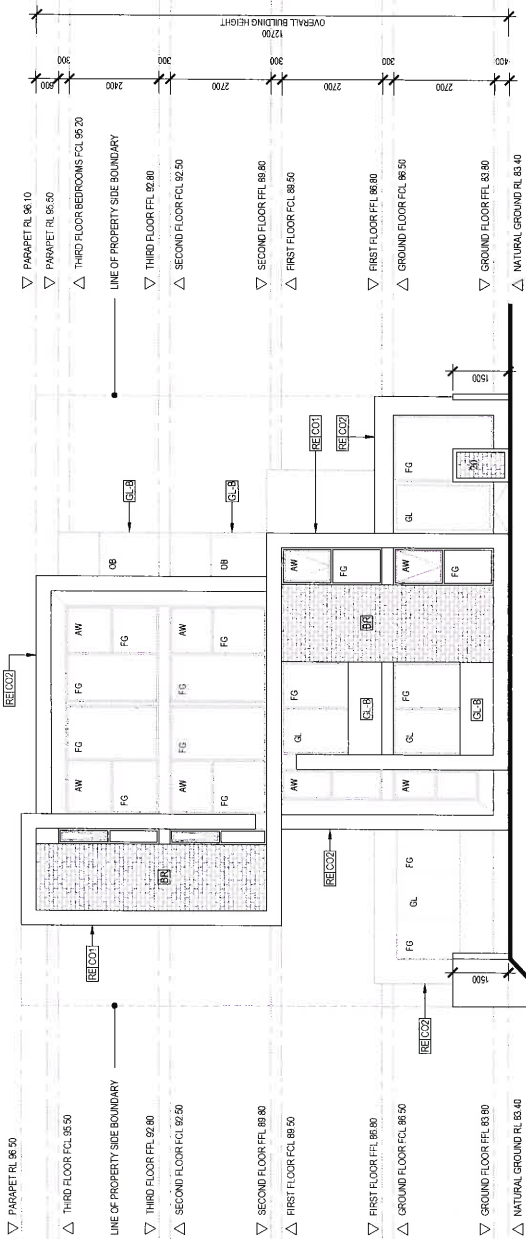
|                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POETICA ARCHITECTURE PTY LTD<br>P.O. BOX 9181<br>SOUTH YARRA VIC 3141<br>Telephone +61 3 900 860 829<br>Email office@poetica.com.au<br>Website http://www.poetica.com.au |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



'TOWN PLANNING ISSUE'

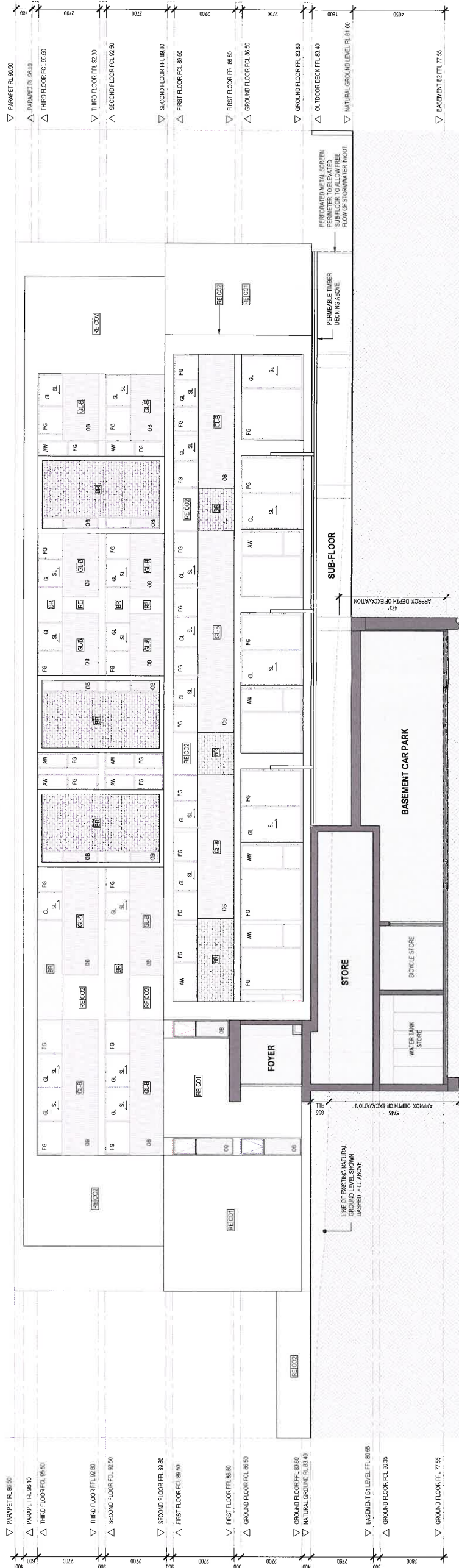
| CHECKED             | AMENDMENT | No. | Date | Initial |
|---------------------|-----------|-----|------|---------|
| PROJECT DESIGNER:   |           |     |      |         |
| PROJECT SUPERVISOR: |           |     |      |         |

Copyright - All Rights Reserved  
THIS DRAWING IS COPYRIGHT AND CONFIDENTIAL. ANY PARTIAL OR WHOLE REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF POETICA ARCHITECTURE PTY LTD IS STRICTLY PROHIBITED. THE DRAWING AND ATTACHED SHEETS ARE THE PROPERTY OF POETICA ARCHITECTURE PTY LTD. ALL DIMENSIONS ARE IN METRES. ALL DRAWING CONTENT MUST BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.



PROPOSED EAST ELEVATION (FRONT FACADE)

SCALE 1:100



PROPOSED NORTH SECTIONAL ELEVATION

SCALE 1:100

1. THE CONTRACTOR IS TO VERIFY THE DATE BEFORE TENDERING AND IS TO SATISFY THEMSELVES AS TO THE EFFECT OF THE WORKS AND AS TO THE CORRECTNESS OF THE DRAWINGS. THEY SHALL BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY SUCH VERIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE COST OF THE WORKS AND THE LENGTH OF THE CONTRACT PERIOD.

2. DRAWINGS ARE NOT TO BE SCALED. CONTRACTORS ARE TO RESPONSIBLY OBTAIN DIMENSIONS PRIOR TO TENDERING. NO DIMENSIONS WILL BE OBTAINED BY EXAMINING THE DRAWINGS.

3. CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS & PREPARATION OF SHOP DRAWINGS.

4. STRUCTURAL WORKS: REFER TO ENGINEERS SPECIFICATIONS

5. THESE DRAWINGS SHALL BE IN CONFORMANCE WITH ALL CONSULTANTS DRAWINGS & SPECIFICALLY THE REQUIREMENTS OF THE WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE CONSTRUCTION.

6. ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EXCEPT WHERE HAVING JURISDICTION OVER THE SITE.

7. ALL BUILDING WORKS MUST COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2019.

8. ALL BUILDING ELEMENTS IN WET AREAS MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS/NZS 4640:2010

**ICAL LEGEND ABBREVIATIONS:**

AIR CONDITIONING UNIT WITH PERIMETER  
ACOUSTIC LOUVER SCREENING  
ABOVE FINISHED FLOOR LEVEL  
ACRYLIC GLASS  
HYDRAUNT BOOSTER CABINET  
COMMS CLIPBOARD  
CM MEETER  
COPPER  
WALL AND STEEL DOWNPIPE  
ELECTRIC CONDUIT  
FINISHED GELLING LINE  
FINISHED FLOOR LEVEL  
FIXED GLAZING  
GLASS DOOR OR PANEL  
GROSS FLOOR AREA  
GLAZING

GAS METER ENCLOSURE  
 HIGH POINT OF RAIN GUTTER  
 HOT WATER UNIT AS SPECIFIED  
 MAIN SWITCHBOARD  
 MAIN DISTRIBUTION FRAME  
 OBTAINED GLAZING UP TO 170mm AFL  
 POWER RISER  
 "PACO" BOX FLAT BOTTOM RAINWATER HEAD WITH  
 OVERFLOW SPOUT  
 RAINWATER REUSE SYSTEM EQUIPMENT:  
 SPRINKLER CONTROL VALVES  
 WATER METER

| 7. Y OF DESIGN PROPOSAL   |                        |        |
|---------------------------|------------------------|--------|
| 82 LEVEL GFA              | 445.38 m <sup>2</sup>  |        |
| 91 LEVEL GFA              | 122.39 m <sup>2</sup>  |        |
| LEVEL GFA                 | 420.43 m <sup>2</sup>  |        |
| LEVEL GFA                 | 345.91 m <sup>2</sup>  |        |
| OR LEVEL GFA              | 357.84 m <sup>2</sup>  |        |
| LEVEL GFA                 | 357.84 m <sup>2</sup>  |        |
| VAL FLOOR AREA            | 1984.15 m <sup>2</sup> |        |
| AREA                      | 522.13 m <sup>2</sup>  |        |
| COVERGE                   | 597.25 m <sup>2</sup>  | 68.68% |
| FINISHABLE AREA           | 340.14 m <sup>2</sup>  | 37.96% |
| ED OPEN SPACE             | 620.88 m <sup>2</sup>  | 67.34% |
| ED PRIVATE OPEN SPACE     | 403.46 m <sup>2</sup>  | 43.75% |
| ED TREATMENT AREA (WATER) | 614.65 m <sup>2</sup>  | 66.65% |
| COMMON APARTMENTS         | 2                      |        |
| COMMON APARTMENTS         | 12                     |        |
| COMMON APARTMENTS         | 5                      |        |
| COMMON SPACES             | 28                     |        |
| PARKING SPACES            | 12                     |        |

|                            |                         |                         |  |                     |
|----------------------------|-------------------------|-------------------------|--|---------------------|
| SCALE<br><b>1:100 @ A1</b> | JOB NO.<br><b>A1069</b> | DATE<br><b>OCT 2017</b> |  | REV<br><b>DRAWN</b> |
|                            |                         | DWG<br><b>TP17</b>      |  |                     |



|                                     |  |                                                                                                                                                                                                                                                                                  |  |                                                             |  |                                                                                                                        |  |                                                                  |  |                                    |  |                                 |  |
|-------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------|--|------------------------------------|--|---------------------------------|--|
| <p><b>'TOWN PLANNING ISSUE'</b></p> |  | <p><b>POETICA</b><br/>ARCHITECTURE PTY LTD<br/>P O BOX 9181<br/>SOUTH YARRA VIC 3141<br/>Telephone +61 1300 880 859<br/>Email <a href="mailto:office@poetica.com.au">office@poetica.com.au</a><br/>Website <a href="http://www.poetica.com.au">http://www.poetica.com.au</a></p> |  | <p><b>CLIENT</b><br/>BT &amp; T INVESTMENTS<br/>PTY LTD</p> |  | <p><b>PROJECT</b><br/>NEW RESIDENTIAL<br/>APARTMENT BUILDING AT<br/>20 DOWNING STREET,<br/>BLACKBURN VICTORIA 3130</p> |  | <p><b>DRAWING</b><br/>PROPOSED ELEVATIONS<br/>(SHEET 2 OF 3)</p> |  | <p><b>SCALE</b><br/>1:100 @ A1</p> |  | <p><b>JOB NO.</b><br/>A1069</p> |  |
|                                     |  |                                                                                                                                                                                                                                                                                  |  |                                                             |  |                                                                                                                        |  |                                                                  |  | <p><b>DATE</b><br/>OCT 2017</p>    |  | <p><b>DWG</b><br/>TP17</p>      |  |
|                                     |  |                                                                                                                                                                                                                                                                                  |  |                                                             |  |                                                                                                                        |  |                                                                  |  | <p><b>DESIGN</b><br/>TSW</p>       |  | <p><b>REV</b></p>               |  |

1. THE CONTRACTOR IS TO INSPECT THE SITE BEFORE TENDERING AND IS TO SATISFY THEMSELVES AS TO THE EXTENT AND NATURE OF THE WORKS REQUIRED FOR THE CORRECTNESS OF THE DRAWINGS. THEY SHALL THOROUGHLY FAMILIARISE THEMSELVES WITH ALL THE CONDITIONS OF THE WORKS AND THE LENGTH OF THE CONTRACT PERIOD.
2. THE CONTRACTOR'S PRICE SHALL BE BASED ON THE COST OF THE MATERIALS AND LABOUR REQUIRED TO COMPLETE THE WORKS AND TO MEET ANY OTHER OBLIGATIONS WHICH COULD BE INCURRED BY THE CONTRACTOR DURING THE PERIOD OF THE CONTRACT.

THE CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS ON SITE OF SHOT DRAWINGS

STRUCTURAL WORKS - REFER TO DRAWINGS SPECIFICATIONS

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DRAWINGS & SPECIFICATIONS, WITH A VIEW TO COMPLYING WITH ALL THE REQUIREMENTS AND INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE PROJECT.

ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.A.A. CODES OF PRACTICE AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AMENDMENTS BY LAW/S OR PRODUCTIONS OF THE RELEVANT AUTHORITIES. ANY SUCH AMENDMENT MUST BE APPROVED OVER THE SITE BEFORE ANY WORK COMMENCES.

ALL BUILDING WORKS MUST COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2016

ALL BUILDING ELEMENTS IN WET AREAS MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740-2010

|                                                    |                                                                                                    |                                                    |                                                       |                                    |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------|------------------------------------|
| QUOTIENT REMAINDER<br>WITH 10 FINISH AS            | CONCEALED SCREW FIXED<br>TIMBER RAFTS JOINING AND<br>CLADDING WITH CLEAR<br>CUT WATER PRESERVATIVE | DANIEL ROBERTSON<br>10mm BRICK IN<br>HAWTHORN, TAS | PAINT COLOUR DULUX<br>WHITE ON WHITE POWDER<br>FINISH | PAINT COLOUR DULUX<br>DOMINO PS448 |
|                                                    |                                                                                                    | [001]                                              | [007]                                                 | [002]                              |
| COLORBOND VASIGHT<br>TONGUE AND GROOVE<br>SHEETING |                                                                                                    |                                                    |                                                       |                                    |
| RESIGRATED METAL<br>SHEETING<br>POWDERCOAT FINISH  |                                                                                                    |                                                    |                                                       |                                    |
| FRAMING TO JOINED<br>SAFETY GLASS BALUSTRADE       |                                                                                                    |                                                    |                                                       |                                    |

AIR CONDITIONING UNIT WITH PERIMETER  
ACOUSTIC LOUVER SINKING  
ABOVE FINISHED FLOOR LEVEL  
HYDRANT HOSE CABINET  
COMMS CUPBOARD  
CW METER  
COLORBOND STEEL DOWNPIPE  
ELECTRICITY METER  
FINISHED CEILING LINE  
FINISHED FLOOR LEVEL  
FIXED GLAZING  
PRESSURIZATION PANEL  
GRILLS TO COOL AREA  
GLAZING

AN AVERAGE OF FIFTEEN ENERGY RATINGS IS TO BE ACHIEVED.  
ENERGY EFFICIENT HOT WATER SYSTEMS ARE TO BE PROVIDED.  
LOW VOC FINISHES TO BE PROVIDED.  
DISINSECTICIDES & REFRIGERATORS ARE TO BE WITHIN  
1 STAR OF THE CURRENT TOP EFFICIENCY RATINGS.  
PROVIDE ENERGY EFFICIENT INTERNAL & EXTERNAL LIGHTING.  
LIGHTING TO COMMON AREAS IS THE BASEMENT CAR PARK  
ARE TO BE WITHIN 1 STAR OF THE CURRENT TOP EFFICIENCY RATINGS.  
CARBON MONOXIDE DETECTORS TO BE PROVIDED TO THE BASEMENT CAR PARK.  
BUILDING ELECTRICAL SUB-METERING IS  
TO BE PROVIDED TO ALL APARTMENTS.  
PROVIDE WATER EFFICIENT FIXTURES & FITTINGS. A MINIMUM 70%  
OF TOILET & SHOWER ARE TO ACHIEVE A 1.33 LITERS PER MINUTE  
USE OF SHOWERS ARE TO ACHIEVE A 1.33 LITERS PER MINUTE  
PROVIDE WATER EFFICIENT FIXTURES & FITTINGS. A MINIMUM 70%  
OF TOILET & SHOWER ARE TO ACHIEVE A 3 STAR WELS RATING.  
SHOWER ARE TO ACHIEVE A 3 STAR WELS RATING.  
TO SERVE ALL TOILET TANKS WITH A TOTAL CAPACITY OF 50.00L  
WASH-OUTS AND FREE SPRINKLER TEST.

|                                   |                              |
|-----------------------------------|------------------------------|
| BASEMENT B2 LEVEL GFA             | 445.38 m <sup>2</sup>        |
| BASEMENT B1 LEVEL GFA             | 122.38 m <sup>2</sup>        |
| GROUND LEVEL GFA                  | 420.43 m <sup>2</sup>        |
| FIRST FLOOR LEVEL GFA             | 340.91 m <sup>2</sup>        |
| SECOND FLOOR LEVEL GFA            | 307.84 m <sup>2</sup>        |
| THIRD FLOOR LEVEL GFA             | 307.84 m <sup>2</sup>        |
| TOTAL INTERNAL FLOOR AREA         | 1964.13 m <sup>2</sup>       |
| TOTAL SITE AREA                   | 922.13 m <sup>2</sup>        |
| TOTAL SITE COVERAGE               | 597.26 m <sup>2</sup> 64.88% |
| TOTAL SITE PERMEABLE AREA         | 349.14 m <sup>2</sup> 37.86% |
| TOTAL PRIVATE OPEN SPACE          | 630.08 m <sup>2</sup> 67.34% |
| TOTAL SECURED PRIVATE OPEN SPACE  | 408.46 m <sup>2</sup> 43.75% |
| TOTAL ROOF CATCHMENT AREA (WATER) | 614.08 m <sup>2</sup> 66.63% |
| NO OF ONE BEDROOM APARTMENTS      | 2                            |
| NO OF 2 BEDROOM APARTMENTS        | 12                           |
| NO OF 3 BEDROOM APARTMENTS        | 5                            |
| NO OF 4 BEDROOM APARTMENTS        | 28                           |
| NO OF CAR PARKING SPACES          | 12                           |



THIS DRAWING IS COPYRIGHT AND CONFIDENTIAL APART FROM ANY FURTHER DEALINGS AS PERMITTED UNDER THE COPYRIGHT. NO PART MAY BE REPRODUCED BY ANY PERSONS WITHOUT WRITTEN PERMISSION FROM POETICA, AND IS NOT TO BE USED IN ANY MANNER PREJUDICIAL TO THE INTEREST OF THAT BUSINESS. THIS DRAWING AND ATTACHED SHEETS REMAIN THE PROPERTY OF POETICA, UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE IN MILLIMETRES. ALL DRAWING CONTENT MUST BE VARIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

[illegible]

**Poetica**  
Poetica Architecture P&L of

**PROJECT**  
**NEW RESIDENTIAL**  
**APARTMENT BUILDING AT**  
**20 DOWNING STREET,**  
**BLACKBURN VICTORIA 3122**

PROPOSED ELEVATIONS  
SHEET 3 OF 3)

|            |        |     |
|------------|--------|-----|
| SCALE      | JOB No | DWG |
| 1:100 @ A1 | A1069  |     |